



Clean**Ohio**Fund

**Clean Ohio Revitalization Fund Application**

**AIRPORT PROPERTY REDEVELOPMENT  
(PERFORMING ARTS / CONFERENCE CENTER  
COMPLEX / PARK)**

Blue Ash Airport

4273 Glendale-Milford Road

Blue Ash, Ohio 45242



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## **Application Summary Airport Property Redevelopment (Performing Arts / Conference Center Complex / Park)**

The City of Blue Ash agreed to acquire 130 acres (a portion of which includes the subject Property) of the 228-acre Blue Ash Airport from the City of Cincinnati during the summer of 2007. This agreement represented a breakthrough in a 20+ year discussion about the future use of the airport land. Although various private development proposals had been considered, Blue Ash residents voted in 2006 to implement the vision that was established in the City of Blue Ash's 2003 Comprehensive Plan and Planning and Zoning Code. This vision not only included a Performing Arts and Conference Center surrounded by a "Central Park", it involved amenities such as a pedestrian plaza, open space, walking trails, family-friendly golf facilities, and green space.

The financing for this development was established in 2006 when the citizens of the City of Blue Ash approved Issue 15 (a 0.25% earnings tax increase) by a 2 to 1 margin.

### **Project Goals**

A portion of the Blue Ash Airport site was formerly utilized as a shooting range; as a result, some of the soil within the Property has been impacted. The primary purpose of this project is to remediate impacted soil associated with the former shooting range in an effort to facilitate redevelopment as outlined above.

The City of Blue Ash currently owns the Property, but the Property is still under the control of the City of Cincinnati. The City of Blue Ash is the end-user. The portion of the Property that is designated for clean-up does not contain any building facilities; it is vacant land. The City of Blue Ash estimates that approximately 200 full-time construction workers will be employed for infrastructure and building construction over a six-year period. Approximately 20 new permanent, full-time employees will be required to manage, operate and maintain the facilities and amenities. Average wages are anticipated to be roughly double minimum wage.

The City of Blue Ash community looks forward to this 130-acre development and believes that it will not only be a source of pride, but also eventually a source of revenue.

Match dollars for the project will be provided by the City of Cincinnati (25%, as required by CORF). Such dollars will include: i) previous assessment costs, ii) city support costs related to construction management and surveying, iii)

remedial costs associated with the treatability study, mobilization/demobilization, site preparation (clearing and construction of access road), site maintenance (road cleaning) and site restoration.

### **Property History**

The Property was agricultural land until the 1920s when the area was cleared for use as a private airfield. The airfield carried the names Grisard Field and Watson Field in the past during which time a portion of the property was occupied by a shooting range (from 1940s until the early-mid 1950s). Then in 1955, the City of Cincinnati purchased the property, ceased shooting range operations and renamed the airfield "Blue Ash Airport". The City of Cincinnati still maintains this public airport facility today.

There are three building facilities that are located at the airport site (adjacent to Glendale-Milford Road), but are not located on the Property and are remote from the proposed clean-up area. The proposed cleanup area is vacant.

### **Environmental Improvements/Benefits**

The Property is currently vacant and unused. Previous environmental assessment of the Property identified an area of lead-, arsenic- and polynuclear aromatic hydrocarbon-impacted soil associated with a historic shooting range. Impact is limited to shallow soils (maximum depth of approximately four feet). An estimated 15,000 tons of soil are impacted at concentrations exceeding standards for a residential exposure scenario (applicable given proposed end use as a park). Groundwater beneath the Property has not been affected, as documented through hydrogeologic assessment.

The direct contact exposure pathway is the primary pathway of concern in association with the subject impact. The proposed remedy at the Property is excavation and off-site disposition of the subject impacted soils. Lead-impacted soils (presumably associated with lead shot) are locally characteristically hazardous (estimated 5,100 tons). The extent of such soils is well constrained through prior assessment. Such soils will be chemically treated in-situ to "fix" the lead in the soils (effectively minimizing its leachability). Following post-treatment confirmatory characterization, such soils will be disposed of (with other "non-hazardous" impacted soils) as "special waste" at a state-licensed municipal waste landfill. Post remedial sampling/analysis will be conducted to quantify that residual environmental conditions meet standards for unrestricted land use.

The remedial approach outlined above will effectively eliminate the existing environmental impact at the Property, thereby eliminating the unacceptable risk

to human health and the environment, and facilitating redevelopment as proposed.

A storm water pollution prevention plan has been prepared and will be implemented to control runoff associated with any rain events during remedial activities, and ensure that impact is limited to the remedial area.

### **Project Readiness to Proceed**

The City of Cincinnati is prepared to initiate work immediately upon receipt of CORF funding. The City of Blue Ash has already started “planning and conceptual design” of this development. Within five years of the completion of site remedial activities (August 2011), the City of Blue Ash anticipates that the build out of the “Performing Arts / Conference Center Complex / Park” vision will be complete.